

Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

COPY

July 29, 2019

Grafton Planning Board
Joseph Laydon, Town Planner
Town of Grafton
30 Providence Road
Grafton, MA 01519

RECEIVED

JUL 31 2019

PLANNING BOARD
GRAFTON, MA

Re: Peer Review Comment Responses
11 Wheeler Road – Major Residential Special Permit Review
Grafton, MA 01519
ASE Project #2018-207

EXHIBIT 13

Dear Members of the Board:

Andrews Survey & Engineering, Inc. ("ASE") has received comments submitted to your office by Graves Engineering, Inc., dated July 6, 2019 from their review of the above referenced project. The promptness of their review is appreciated. ASE responses to peer review comments have been provided in **bold font** below. The comment numbering has been maintained.

Zoning By-Law

Flexible Development Plans

1. If access to the open space parcel is to be provided from the proposed road, then during definitive plan design the "Proposed Stormwater Mitigation Area" will need to be configured to create an access strip at least forty-feet wide. (§5.3.11.c)

The lot configuration and open space parcel has been reconfigured to provide an access strip of at least forty feet as shown on the revised plan.

Both Conventional and Flexible Development Plans

2. The site is predominantly located within the Water Supply Protection Overlay District. During definitive plan design, consideration should be given to incorporating infiltration systems for roof runoff into the project's stormwater management system. (§7.5.D).

Consideration shall be given to incorporating infiltration systems for roof runoff during the definitive plan design if a Special Permit is issued for Preliminary Plan approval.

ASE

11 Wheeler Road
Grafton, MA
Page 1 of 2

Subdivision Rules & Regulations

Both Conventional and Flexible Development Plans

3. The plans need to contain a legend with all line-types and symbols used in the plans. (§3.2.3.1)

A legend has been provided on the revised plans for both Conventional and Flexible Development Plans.

4. During definitive plan design, the type of curb material will need to be addressed. Where the road grade exceeds 2%, vertical granite curbing is required. Whereas the road is proposed to be 22 feet wide, consideration should be given to utilizing sloped granite edging (except at intersection radii) so that if necessary, emergency vehicles can gain access to the road shoulders to pass an obstruction in the road. (§4.2.1.2.b)

During definitive plan design, type of curb will be determined to meet the Subdivision Rules & Regulations and satisfactory for emergency vehicle access.

5. During definitive plan design, hydrant locations will need to be coordinated with the Grafton Fire Department and Grafton Water District. (§4. 7. 7 .1)

During definitive plan design, hydrant locations will be coordinated with the Grafton Fire Department and Grafton Water District.

6. The plans do not address the stormwater collection system in a preliminary manner. It appears that the intention is to use a conventional catch basin-to-manhole configuration; the design engineer needs to elaborate. (§4. 7.8.3)

It is anticipated that a conventional drainage system consisting of catch basins and drain manholes will be utilized. The preliminary locations of these structures have been added to both the plan and profile of the Conventional and Flexible Development Plans.

We hope this serves your needs at this time. Should you have any questions or require additional information, please contact this office.

Very truly yours,
ANDREWS SURVEY & ENGINEERING, INC.



Travis R. Brown
Senior Project Engineer

Enclosure(s)

C: Graves Engineering, Inc.

ASE

11 Wheeler Road
Grafton, MA
Page 2 of 2